

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 21, 2004

ITEM NO. 6

SUBJECT	The Saguaro Forest @ Desert Mtn. Phase III, Unit 42
REQUEST	Request preliminary plat approval for 23 single family lots on 445.65+/- acres, as well as amended development standards.
	20-PP-2004
OWNER	Desert Mountain Properties 480-595-4000
APPLICANT CONTACT	Dave Gilbertson Gilbertson & Associates 480-607-2244
LOCATION	Chiracahua & 95th St
BACKGROUND	<p>Zoning.</p> <p>Desert Mountain is a master planned community. The site is zoned Single Family, and Resort Townhouse Residential District with the Environmental Sensitive Land Ordinance overlay (R1-35/ESLO, R1-10/ESLO, and R-4R/ESLO. The site also has a Conservation Open Space (COS) zoning district.</p> <p>Context.</p> <p>This site is located within the northwest corner of the master planned community along the foothills of the Continental Mountains. The surrounding property to the south and west is zoned residential. The Tonto National Forest is to the east and north. The site consist of consists of very rugged terrain which includes sloping plateau areas, rolling ridges, deeply incised washes, dominant landforms, steep side slopes and the Continental Mountains as part of the overall plat.</p> <p>History.</p> <p>The previous DRB approvals in the area consist of plats to the south, and southeast. The overall community is private and gated however the public trail, as stipulated in the master zoning case will continue from Saguaro Forest through the Grapevine Wash towards the north and northeastern boundaries of the site.</p>
APPLICANT'S PROPOSAL	<p>Purpose of Request.</p> <p>The request is to approve preliminary plat, site plan, cuts and fills greater than eight feet for the Saguaro Forest section of the Desert Mountain Master Planned Community.</p>

The main roadway (Chiricahua Road) within the plat starts at the southeastern boundary of the site where it is continued from Saguaro Forest Part 11. The roadway is designed to set into the terrain along the wash to minimize the exposure of the roadway from off-site. The roadway continues midway through the terminating at the proposed pump station. At most points in the subdivision, certain road alignments follow old jeep trail scars. The site has two main cul-de-sacs with minimal roadway cut and fills.

The requested amended circulation standards are designed in response to the extreme environmental and terrain conditions in this area of Desert Mountain. Along with the modified street standards the applicant. Similar amended street development standards have been approved on nearby plats within Desert Mountain Planned Community. These standards have been reviewed and approved on a case-by-case basis rather than amending the master circulation plans. Staff is in concurrence with the requested amended circulation standards as they minimize the natural disturbance necessary to access the lots within this subdivision.

The main road that continues to the north along the east side of the plat provides frontage for a minimal number of lots but will connect to future plats to the north, and east of this subdivision.

Due to the rugged and steeply sloping terrain with portions of Saguaro Forest, cuts and fills over eight feet are unavoidable, and will be treated to minimize the visual impact of grading. Desert Mountain has been successful in the treatment of cuts and fills over eight feet in previous developments within the Desert Mountain Master Plan Community.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPT
(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT (S)

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APPROVED BY

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ATTACHMENTS

1. Applicant Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Trails Plan
6. Wall Study
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Narrative

**The Saguaro Forest at Desert Mountain – Part Twelve
Desert Mountain, Phase III, Unit Forty-Two
Development Review Board Application
Preliminary Plat Application
July 21, 2004**

Introduction

Desert Mountain's Master Plan is based upon the concept of creating several small-scale residential villages within the overall project. Each village is carefully planned to fit harmoniously with the natural desert and within the community context of the Master Plan. The Saguaro Forest represents the largest and most dramatic residential village within the entire community. The Saguaro Forest village is made up of several small residential enclaves located in and around the Chiricahua Golf Course.

This project is the twelfth phase of custom homesites within the Saguaro Forest. Many of these lots have spectacular views of sunsets, open space, natural landforms, and the adjacent mountains. These large lots average 6.74 acres in size and the site plan includes open space in common tracts. The overall subdivision consists of 23 homesites on 445.65 acres for a low density of only .05 units per acre.

Zoning

This portion of the Saguaro Forest is zoned a combination of R1-35 ESL and COS ESL under zoning case #31-ZN-93 and as the original zoning case #131-ZN-85. The zoning allows for a gross density of 0.1 units per acre. Desert Mountain Properties has elected a lower density based on our desire for large custom homesites within this portion of Saguaro Forest.

Location

The Saguaro Forest at Desert Mountain – Part Twelve is located in the northwestern portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed via Chiricahua Pass, which is a primary circulation route throughout the community. Residents and guests will pass through the Saguaro Forest Caretakers Cottage and follow Saguaro Forest Drive to Chiricahua Pass to arrive at the site.

Site Design

The natural terrain of this project is extremely diverse and includes gently sloping alluvial areas, rugged rolling ridges, deeply incised washes, dominant landforms, steep side slopes, and a dramatic mountain backdrop. In addition, significant vegetation and stands of Saguaros exist which have inspired the project's name. The design of the site carefully incorporates these natural formations in a manner that will cause minimal disturbance to the natural desert. Each lot will have a Building Envelope within which all construction activity must be contained. Each building envelope has been carefully designed to avoid the natural washes, to work in harmony and to avoid very steep slopes such that the homes are located where they are best suited on the terrain. These building envelopes further reinforce the harmonious tie to the natural desert. In addition, the design of all the custom homes will be subject to Design Guidelines administered and enforced by the Desert Mountain Master Owners Association.

Cuts and Fills

Due to the rugged and rolling terrain within portions of Saguaro Forest – Part Twelve, cuts, fills, and grading conditions require creative treatment. As shown on the Cuts and Fills site plan, there are areas of cut or fill in excess of 8'. In most cases, the impact of these larger cuts or fills has been mitigated. Typically, fills in excess of 8' are located at the point where a road crosses a deeply incised wash. These fill conditions are mitigated by the use of bridges or bridge-like culverts. Therefore, the fill will be retained within the bridge structure and headwalls. The final appearance will be an aesthetically pleasing bridge-like structure that crosses the wash. Typically, major cut conditions are mitigated through the use of retaining walls. The retaining walls, which vary in height based on the specific site conditions, will conceal a large portion of the cut condition. Portions of the cut, above or on the side of the retaining walls, will be naturally contoured and revegetated in such a manner as to match the character of the natural desert upon maturity. Desert Mountain has been highly successful with these types of treatments of cuts or fills in excess of 8'.

Landscape

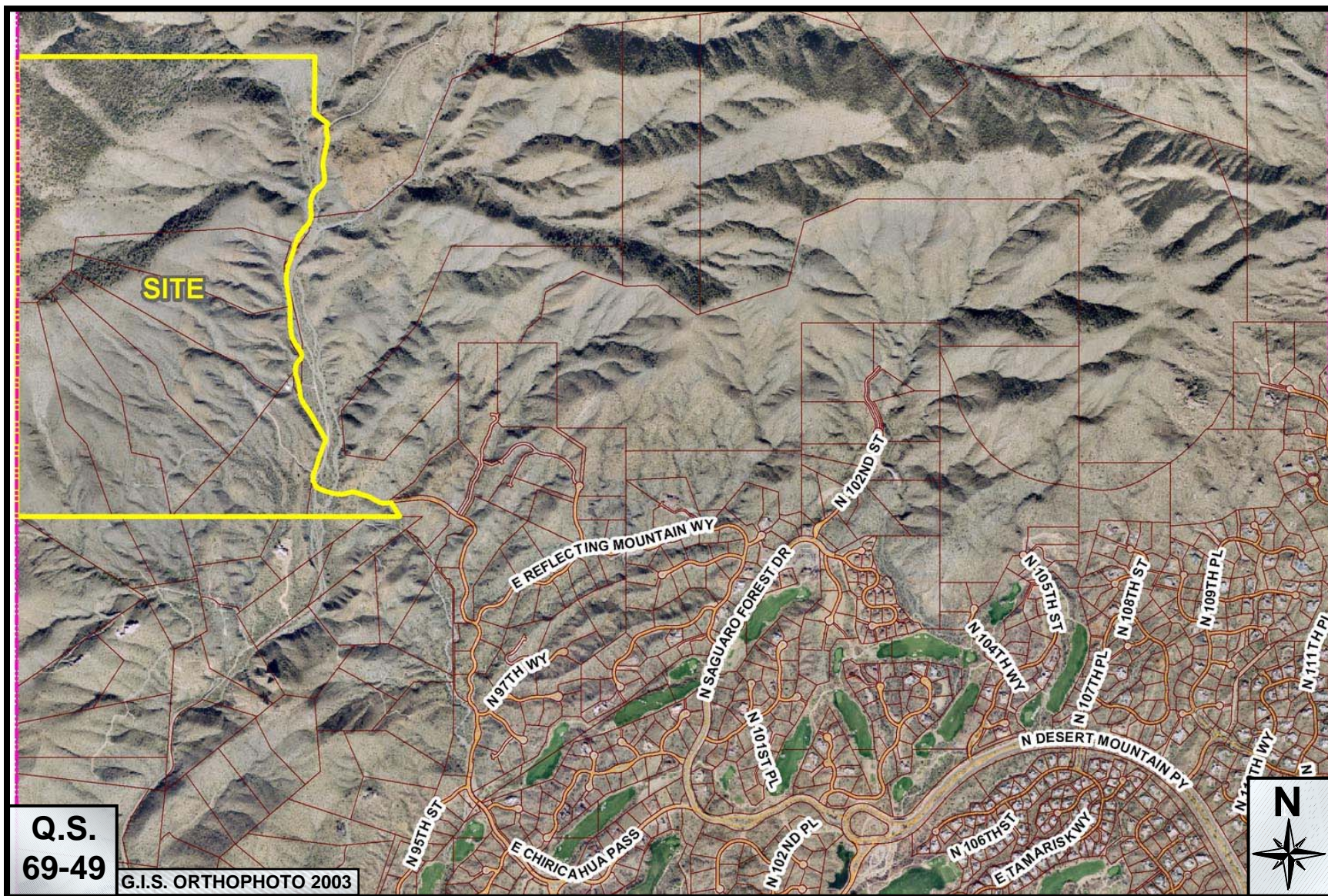
The natural landscape of The Saguaro Forest is extremely diverse and highly textured with desert trees, shrubs, and cactus. One of the main goals of the Saguaro Forest is to maintain and preserve the natural setting throughout the village. Based on the City of Scottsdale approved Saguaro Forest Master Environmental Design Concept Plan (MEDCP), landscape plans will not be required to be submitted with the Development Review Board application.

NAOS

Due to the low-density of this application, sufficient NAOS will be provided for this project in common tracts as well as on-lot NAOS. A final NAOS exhibit will be submitted to the City for approval to clearly document the on-lot NAOS requirements for each lot. Desert Mountain Properties reserves the right to deposit any excess NAOS in the Parcel 13D NAOS Bank.

Summary

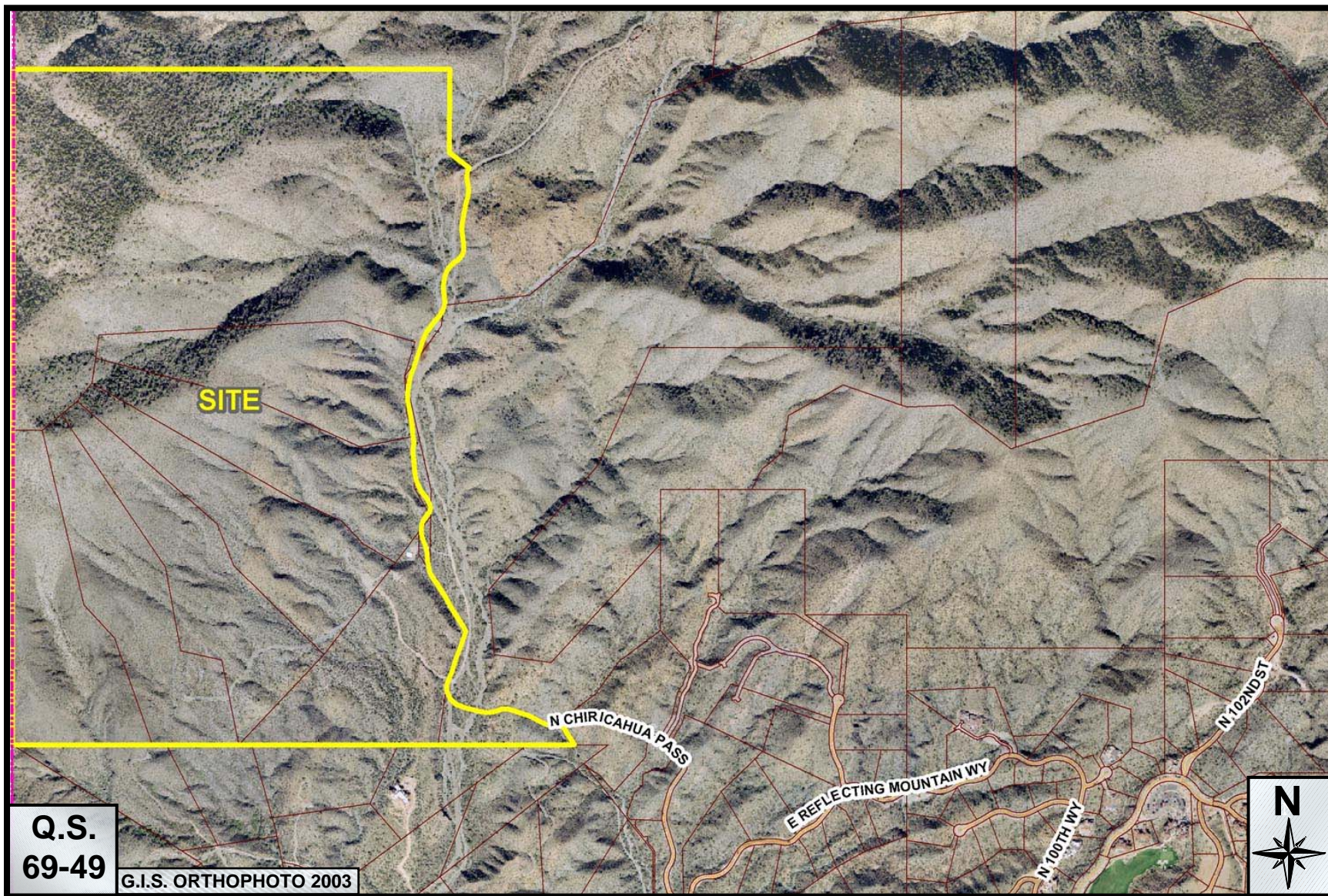
With this application, Desert Mountain Properties request approval of the site plan, cut and fill conditions, and landscape for Saguaro Forest at Desert Mountain – Part Twelve (Desert Mountain, Phase III, Unit Forty-Two).



The Saguaro Forest
@ Desert Mtn. Phase III, Unit 42

20-PP-2004

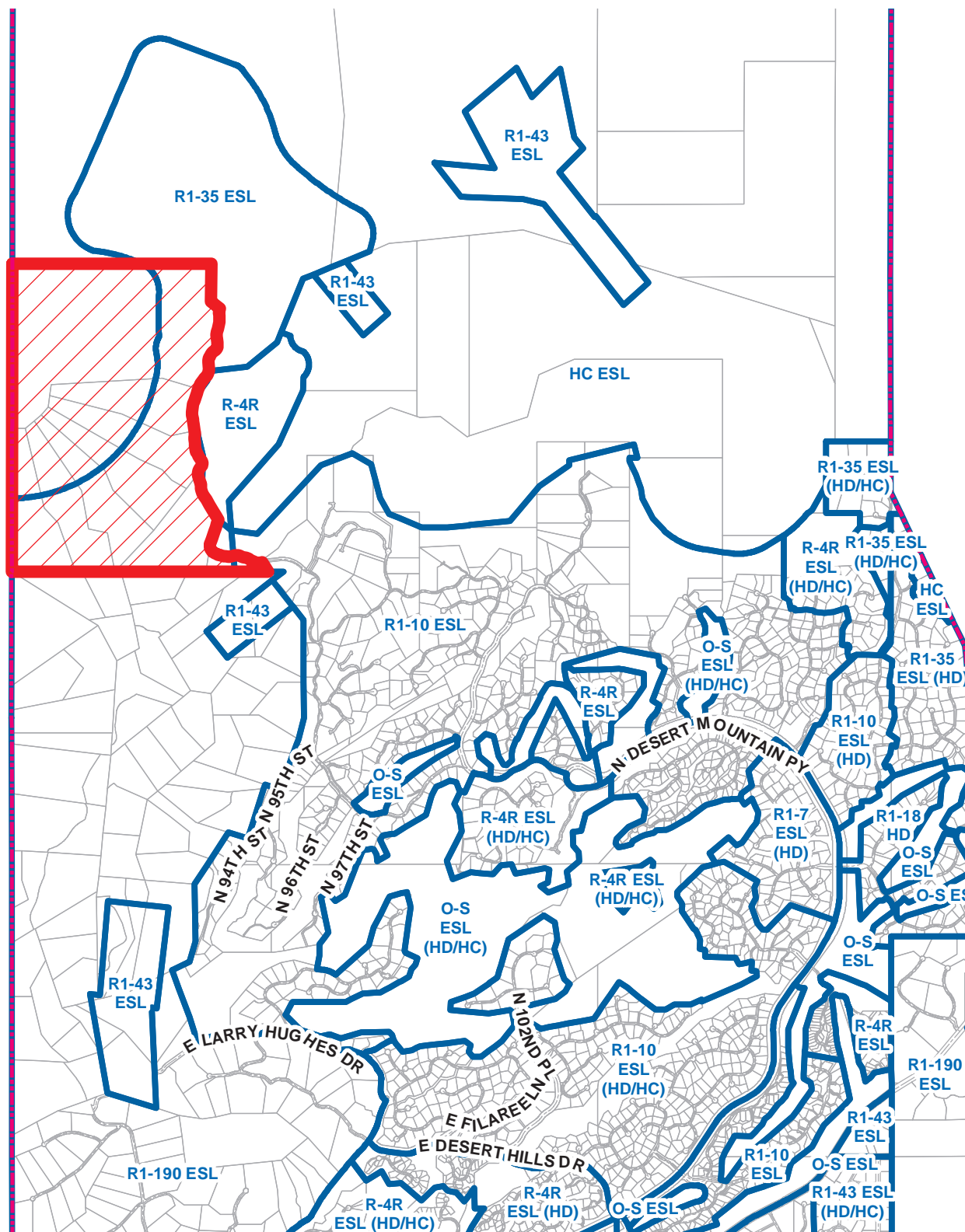
ATTACHMENT #2



The Saguaro Forest @
Desert Mtn. Phase III, Unit 42

20-PP-2004

ATTACHMENT #2A



250-PA-1999-5



LINE TABLE

LINE	STATION	ELEVATION
1	0+00	329.00
1	1+00	329.00
1	2+00	329.00
1	3+00	329.00
1	4+00	329.00
1	5+00	329.00
1	6+00	329.00
1	7+00	329.00
1	8+00	329.00
1	9+00	329.00
1	10+00	329.00
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1	99+00	329.00
1	100+00	329.00

CURVE TABLE

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SW CORNER OF
SECTION 8,
T.8N, R.5E

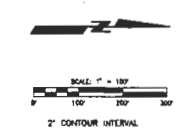


LINE TABLE

LINE	BEARING	DISTANCE
1	S 84° 30' W	110.00
2	S 84° 30' W	100.00

CURVE TABLE

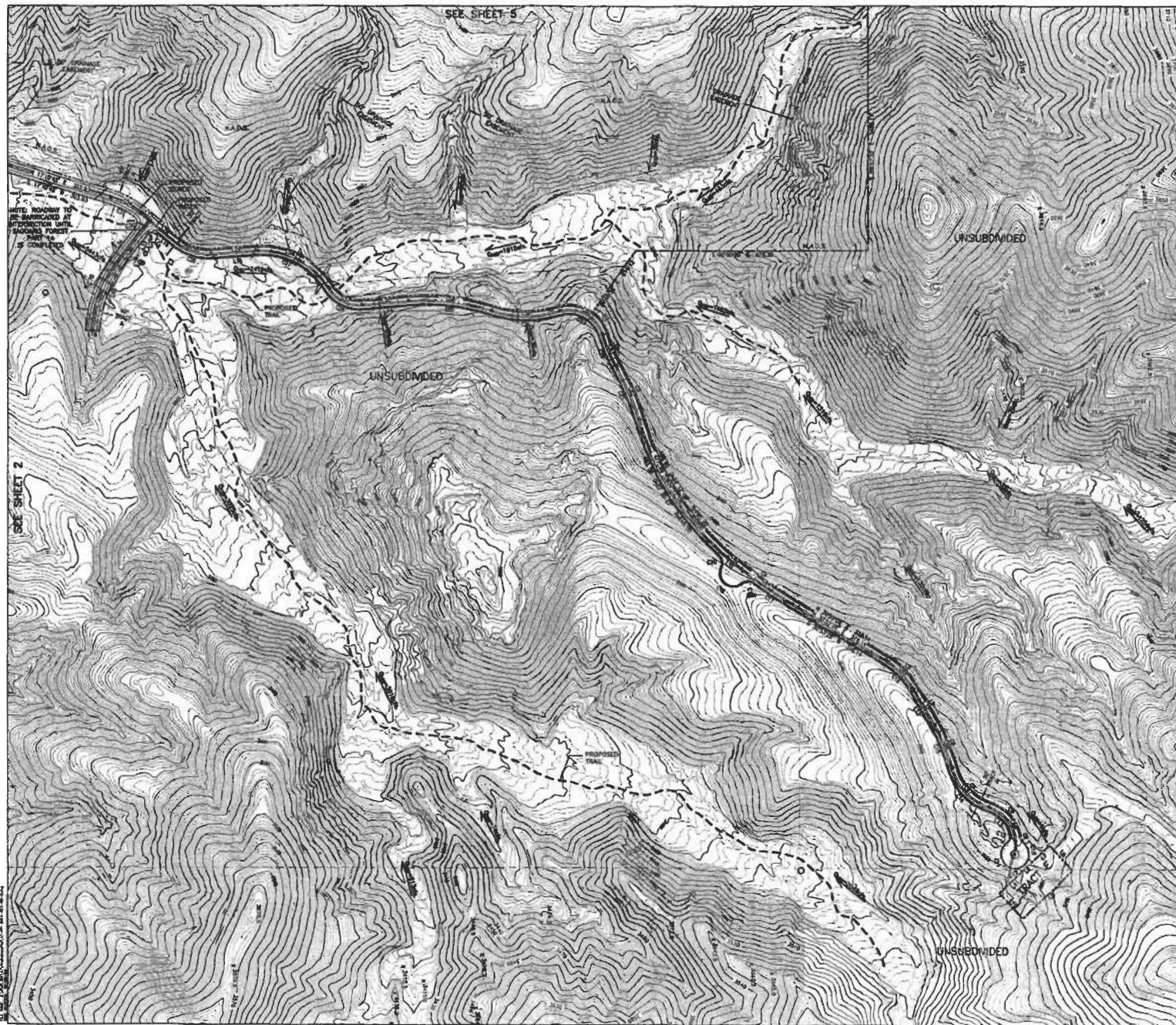
STATION	PC	PVI	PT	DELTA	CHORD
1	100+00	100+50	101+00	90° 00'	100.00
2	101+00	101+50	102+00	90° 00'	100.00
3	102+00	102+50	103+00	90° 00'	100.00
4	103+00	103+50	104+00	90° 00'	100.00
5	104+00	104+50	105+00	90° 00'	100.00



GILBERTSON & ASSOCIATES
INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
3800 East Pecos Drive, Suite 100, Brea, California 92621-4800

PRELIMINARY PLAT
SAGUARO FOREST AT
DESERT MOUNTAIN
PART 12
Drawn by: [blank] Check by: [blank]
Date: 07/1/2011 Plot No. 0017 Sheet 1 of 3

250-PA-1999-5

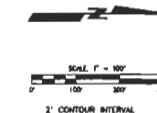


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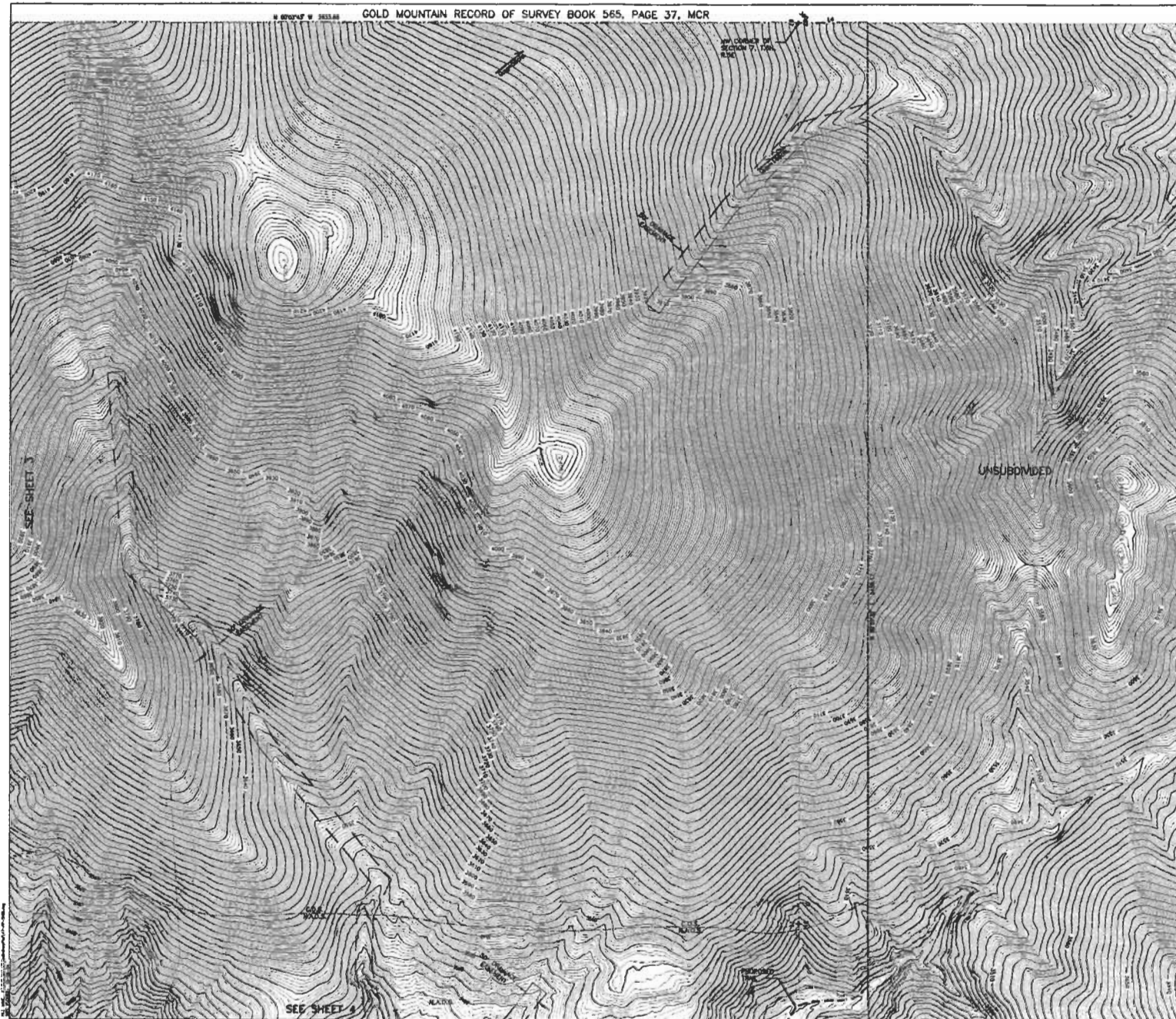


GILBERTSON & ASSOCIATES
INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
4444 East Princeton Drive, Suite 100, San Diego, CA 92131

PRELIMINARY PLAT
SAGUARO FOREST AT
DESERT MOUNTAIN
PART 12

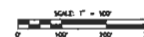
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Checked by: [Name]
Date: 07/15/2010
Sheet 1 of 5

250-PA-1999-5



LINE TABLE

LINE	BEARING	DISTANCE
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GILBERTSON
& ASSOCIATES
INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
1404 East Princeton Drive, Tempe, Arizona 85281-1001 (602) 967-1234

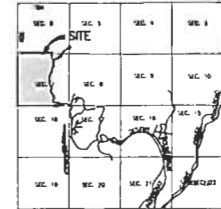
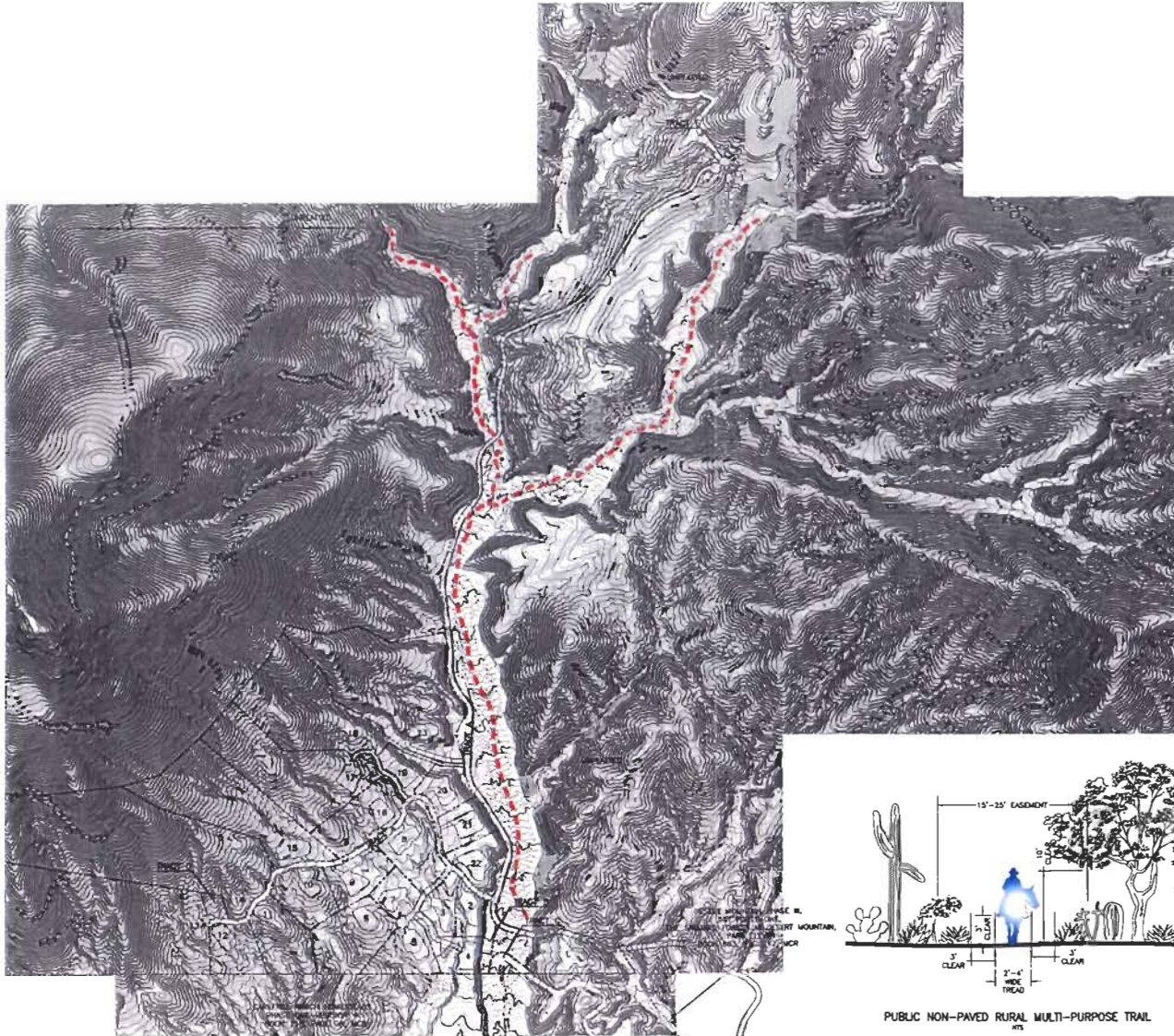
PRELIMINARY PLAT
SAGUARO FOREST AT
DESERT MOUNTAIN
PART 12

Prepared by: [blank] Drawn by: [blank]
Date: 10/1/88 Job No. 8804 Sheet 1 of 1

250-PA-1999-5

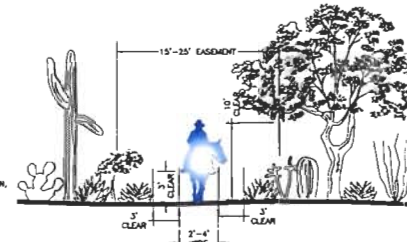
COLD MOUNTAIN RECORD OF SURVEY
BOOK 360, PAGE 37, 38, 39

UNPLATTED



VICINITY MAP
NTS

--- PROPOSED TRAIL



PUBLIC NON-PAVED RURAL MULTI-PURPOSE TRAIL
NTS



 GILBERTSON & ASSOCIATES INC. Serving Land Owners & Land Users 1000 East Highway 100, Suite 100, Phoenix, AZ 85006-1000 (602) 955-1000	
TRAILS PLAN SAGUARO FOREST AT DESERT MOUNTAIN PART 12	
Designed by: [Signature] Date: 07/15/04	Drawn by: [Signature] Job No.: 0417 Sheet 1 of 1

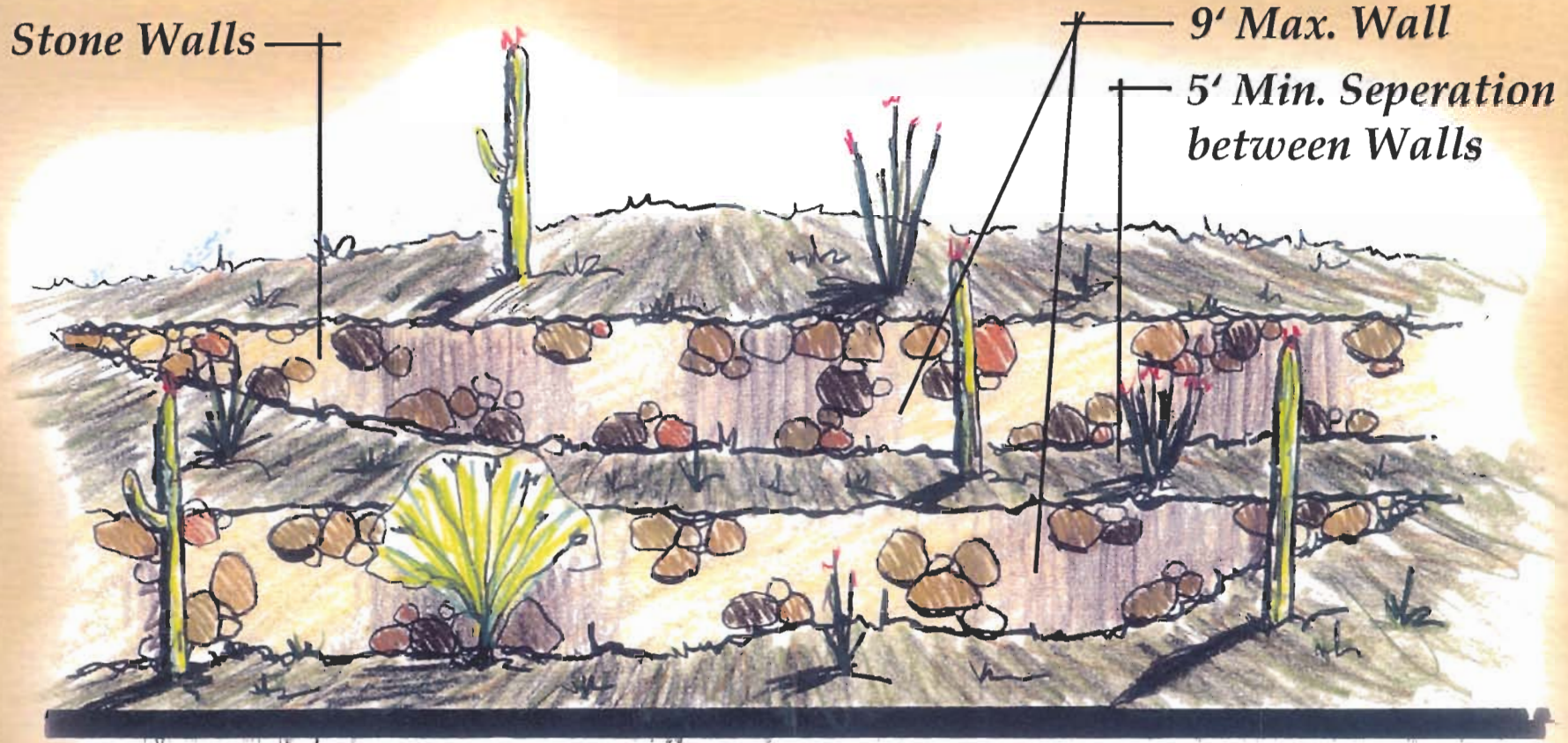
250-PA-1999-5

20-PP-2004
7/23/04

Stone Walls

9' Max. Wall

5' Min. Separation
between Walls



3:1 Max. Fill

2:1 Max. Cut Slope

ATTACHMENT #6



Parcel 12
Saguaro Forest
Wall Study

20-PP-2004

7/23/04

7-21-04



**SAGUARO FOREST @
DESERT MTN.PH.3 UNIT 42
W' ON CHIRACAHUA @ 95TH ST.
SCOTTSDALE, AZ**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- _____

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, 13 _____. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. PROVIDE ATTIC SPRINKLER PROTECTION. PROVIDE A TURN-A-ROUND EACH 2,000 LIN.FT.- STREETS & DRIVES CONFORM TO FIRE DEPT. GUIDELINES FOR ACCESS & 100 YEAR STORM MIN.DESIGN.

ATTACHMENT A

<p style="text-align: center;">Stipulations for Case: 20-PP-2004 Case Name: The Saguaro Forest 12 @ Desert Mtn.</p>

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson & Associates, dated 10/07/2004 by City staff.
- b. The Amended Master Environmental Design Concept Plan (MEDCP) for Saguaro Forest at Desert Mountain, as stipulated.
- c. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the approved conceptual landscape plan in the Amended Master Environmental Design Concept Plan as stipulated.
- e. Cuts and fills, including size, and location shall be installed to be consistent with the Cut and Fill exhibit submitted by Gilbertson Associates, Inc, dated 7/23/2004 by City staff.
- f. The Parcel 12 Saguaro Forest Wall Study by DTJ Design, dated 7/23/2004 by City staff. (Note: Referenced plan is 24" x 36" which is a compilation of all 8 ½ " x 11" wall study graphics.)

Engineering Documents

- g. The Circulation Master Plan for Saguaro Forest#12; prepared by Gilbertson & Associates.
- h. Preliminary Drainage Report for Saguaro Forest#12; prepared by Gilbertson & Associates, dated January 8, 2004.
- i. Preliminary Grading and Drainage Plan for Saguaro Forest#12; prepared by Gilbertson & Associates, dated January 8, 2004
- j. Water System Basis of Design Report for Saguaro Forest#12; prepared by Gilbertson & Associates, dated January, 2004.
- k. Wastewater System Basis of Design Report for Saguaro Forest#12; prepared by Gilbertson & Associates, dated January, 2004.

Relevant Cases

- l. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 31-ZN-1983 and subsequent amendments.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
5. Any additional lots proposed within Part 12 or Part 14 (as labeled on the preliminary plat) shall return for a separate Development Review Board Hearing.

Street Dedication Requirements:

Ordinance

- A. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
All Internal Street (Private)	Local Residential	40' Tract (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Easements

DRB Stipulations

6. Vista Corridor
 - a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
 - b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.
7. Trail Easement:
 - a. Prior to final plan approval, the developer shall provide a Trail and dedicate public trail easement. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
8. Sight Distance Easements:
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
- 9. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Chiricahua Pass Road except at the approved driveway location.
- 10. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
- 11. Emergency Access Easement:
 - a. Need to provide 28' Emergency Access Easement over all Private Roadways and all Shared Private Extended Access ways.

Ordinance

- B. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.
- C. Waterline and Sanitary Sewer Easements within Tracts:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site within Tracts.
- D. Vista Corridor Easements:
 - (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.
- E. Public Utility Easement:
 - (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
- F. An Natural Area Open Space Easement (NAOS):
 - (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

Other

DRB Stipulations

- 12. The developer shall record a conservation easement, as stipulated with the approved Zoning case 31-ZN-93 #2, prior to final plat approval.
- 13. Well Site Dedication:
 - a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2)

accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

Final Improvement Plan Requirements

PLANNING

Walls, And Fence Design

DRB Stipulations

14. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
15. The eighteen feet, nine-inch (18'-9") retaining wall as shown on "Retaining Wall on Road A – Desert Mountain – Saguaro Forest 12" submitted by Neill/Vecchia titled "LS1" and dated 7/23/2004 by City staff shall be revised pursuant to the following requirements:
 - a. Retaining wall shall be stepped in a manner that is consistent with the "Stacked Walls" detail as shown on the Parcel 12 Saguaro Forest Wall Study plan.
 - b. Maximum visible wall height for stepped walls shall be eighteen feet.

Natural Area Open Space (NAOS)

DRB Stipulations

16. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
17. NAOS shall not be dedicated within 5-feet of any building
18. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
19. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.
20. All on-lot cuts and fills above 8ft shall return for separate Development Review Board, to the satisfaction of City staff.

Ordinance

- G. Provide a separate (unrecorded) NAOS graphic and table which clearly indicates the following:
 - (1) The amount of undisturbed and revegetated NAOS to be dedicated on each lot, and with the plat.
 - (2) The final conservation easement area.

Landscape Design

DRB Stipulations

21. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
22. Salvaged vegetation shall be incorporated into the landscape design.
23. Developer shall provide a landscape plan with their final plans improvement set that identifies the plant material to be used in minimizing the aesthetic impact of cuts and fills associated with the driveway and street improvements.
24. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.

25. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner's association.

Exterior Lighting Design

DRB Stipulations

26. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
27. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.

Additional Planning Items

DRB Stipulations

28. Flagpoles, if provided, shall be one piece, conical, and tapered.
29. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.
30. The developer and subsequent owner shall provide a written plan to the City of Scottsdale outlining the protection methods to be utilized in permanently preserving the eligible archeology sites identified in the Cultural Resources/Archaeology Survey prepared by SWCA, and dated October 2003.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

31. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Saguaro Forest 12 Master Drainage Plan; prepared by Gilbertson & Associates, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. Addendum generated shall be added to the appendix of the Saguaro Forest 12 Final Drainage Report.
 - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
32. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
33. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.
34. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
35. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.

36. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
37. Provide positive drainage away from walks and curbs along all streets.
38. Riprap shall be indigenous stone.
39. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- H. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- I. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- J. Other Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not allowed.
- K. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

40. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
All Internal Street (Private)	Local Residential	40' Tract (full width) – per ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street		

41. All Roadways in this development shall be constructed within a Tract.

42. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the approved Circulation Master Plan.
 - a. Security gates shall be located a minimum distance of 75 feet from the adjacent street. An automobile turn-around shall be provided between the gate and the street (minimum width of 50 feet).
 - b. The minimum width of one-way ingress and egress lanes shall be 16 feet (excluding curb and gutter) with 20 feet of drivable surface provided (including shoulder or sidewalk).
 - c. A separate pedestrian access shall be provided around the gated vehicular entrance.
43. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
44. Roadways shall include left and right turn lanes, deceleration lanes, and median breaks as conceptually identified in the approved Circulation Master Plan, unless otherwise approved by the City of Scottsdale Transportation Department General Manager.
45. The developer shall contact the City's Transit Coordinator with the Transportation Department at 480-312-7696 about all transit facilities required to be constructed with the proposed development, including the construction of bus shelters.

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- M. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

Trails And Paths

DRB Stipulations

46. Before any certificate of occupancy is issued for the site, the developer shall construct a public trail within the public trail easement. The trail shall be buffered from parking areas and from vehicles as much as possible.
47. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
48. The developer shall construct all public trails per the MEDCP in accordance with the DS& PM.
49. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

Refuse

DRB Stipulations

50. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

51. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - Identify the timing of and parties responsible for construction of all water facilities.
 - Include a complete description of requirements relating to project phasing.
 - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
52. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - Include a complete description of requirements relating to project phasing.
 - Clearly identify water sampling station locations as applicable.
53. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
54. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
55. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water**Ordinance**

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater**Ordinance**

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design**DRB Stipulations**

56. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
57. Bridges:
- a. Bridge (or other crossings) finish shall match the existing Saguaro Forest Bridge design as depicted on the Parcel 12 Saguaro Forest Wall Study submitted by DTJ Design and dated 7/23/2004 by City staff.

Additional Engineering Items**DRB Stipulations**

58. "Street bubbles" shall be designed in conformance with Figure 3.1-25 of the city's Design Standards and Policies Manual; the 55' radius bubble shall be used unless the engineer can demonstrate that this is not possible due to other constraints.

Construction Requirements

As-Builts**DRB Stipulations**

59. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
60. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
61. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
62. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	Saguaro Forest at Desert Mountain – Part 12
Zoning	R1-10 and R1-35 ESL ⁽¹⁾

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	35,000 sf	N/A	N/A	N/A
Min. Lot Width				
Standard Lot	135 ft	N/A	N/A	N/A
Flag Lot	---			
Maximum Building Height	30 ⁽²⁾	N/A	N/A	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	40'	N/A	N/A	N/A
Front (to face of garage)	40'	N/A	N/A	N/A
Front (corner lot, side street)	40'	N/A	N/A	N/A
Front (corner lot, adjacent to key lot, side street)	40'	N/A	N/A	N/A
Front (double frontage)	40'	N/A	N/A	N/A
Side Yard				
Minimum	15'	N/A	N/A	N/A
Minimum aggregate	30'	N/A	N/A	N/A
Rear Yard				
Standard Depth	35'	N/A	N/A	N/A
Min. Depth (% of difference which can be occupied)				
Patio*				
Distance Between Buildings (Min)				
Accessory & Main	10'	N/A	N/A	N/A
Main Buildings/Adjacent Lots	30'	N/A	N/A	N/A
Maximum Wall Height				
Front	3'	N/A	N/A	N/A
Side	8'	N/A	N/A	N/A
Rear	8'	N/A	N/A	N/A
Corner side not next to key lot	8' on PL	N/A	N/A	N/A
Corral fence height (on prop line)	6' on PL	N/A	N/A	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
<ol style="list-style-type: none"> 1. All proposed lots are located within R1-35 boundary; therefore, only R1-35 development standards are shown in table. Refer to 31-ZN-1993 for R1-10 amended development standards. 2. Building Height: See Environmentally Sensitive Lands Ordinance Exemption Schedule – Specific Development Standard within the Zoning Ordinance. 				